

SUPPLEMENTARY RULES AND REGULATIONS
Glenwood Springs Homeowner's Association
Updated Aug. 16, 2016 Board Meeting

The following rules and regulations are supplementary to rules and regulations contained in the Declaration of Covenants, Conditions and Restrictions. Should any rule or regulation herein conflict with the Declaration, the Declaration shall control. These rules were adopted and approved by board action on Feb. 7, 2014. Please read all Supplementary Rules and Regulations. **Failure to read rules will not prevent a violation and fine being imposed.**

ARCHITECTURAL REVIEW (ARC)

Under Section 6.3 of the Declaration, homeowners shall obtain Architectural Review Committee (ARC) approval prior to beginning any exterior painting, remodeling, construction, or other project that affects the exterior appearance of the property, including fences, landscaping and outdoor improvements, to ensure the general appearance and value of the neighborhood. ARC requests should be submitted as early as possible to ensure a full and timely review. As part of that process, homeowners are required to submit "plans and specifications showing the nature, kind, shape, height, materials, color scheme and location" of proposed improvements for ARC approval. This includes site plans showing the location of any proposed fences, patios, walkways or major landscaping changes. Homeowners who begin such work before obtaining ARC approval are subject to a late filing fee of \$25. In addition, the HOA may require the homeowner to (1) remove any changes to the lot or improvements that are not subsequently approved by the ARC and (2) restore the property to its previous condition. If the work is to be done by the homeowner, copies of all required permits must be provided to the ARC before installation begins. The ARC can also resort to other remedies available to the HOA under Section 6.10 of the Declaration, as established by the Glenwood Springs Board of Directors.

Landscaping

Under Section 6.2 of the Declaration, the Architectural Review Committee has authority to regulate landscaping on homeowner property. Consistent with that authority, homeowners must receive approval from the ARC prior to any extensive changes in landscaping, whether done professionally or by the homeowner. Extensive landscaping shall include, but is not limited to, the removal of 10 percent or more of the existing landscaping in the front yard. The association encourages homeowners to follow guidelines in the latest edition of "A Guide to Florida-Friendly Landscaping Handbook," produced by the University of Florida and available from the IFAS Cooperative Extension Service.

ANIMALS / PETS

All household pets shall be kept on a leash that is continually under the control of the owner, or responsible person, when not confined on the owner's property. Pet owners are responsible for immediately removing pet waste from all common areas, streets, and private property in the community, other than the backyard of the pet owner's lot. Pet owners found in violation of these rules may be fined by the association for each violation. The association will monitor written complaints about violations of pet rules from residents and notify the owner. If complaints continue, the association may issue fines, contact city animal control, or take legal action as appropriate.

Under Volusia County Statutes, Special Operations Division, there is a section 14-31 which covers animal control and violations. It states that any animal off the premises of the owner and not under command of the owner is considered to be a nuisance animal and subject to a \$50.00 fine per animal, per violation.

AWNINGS

Window awnings are allowed with approval of the ARC. The ARC is responsible for determining if the color and size of awnings are compatible with a home's exterior colors and dimensions. Metal awnings are not allowed.

COMMUNITY EVENTS

Homeowners planning group activities of 10 or more persons at the community pool or park, or a yard sale within the community, must receive approval from a board member at least 24 hours prior to the event. A homeowner in good standing must be present for such events and will be responsible for ensuring that all trash is removed immediately following the event. Trash from such group activities may not be left in common area trash receptacles. Any expense incurred by the association for trash removal or repairs due to misuse of the common areas or facilities during group events will be billed to the responsible homeowner. No barbecue type of equipment or any equipment requiring the production of fire to operate is allowed in the pool or park areas. All posted HOA pool and park rules shall also apply during private events.

DOG HOUSES

Dog houses are allowed as long as they are fully screened from view by a 6-foot privacy fence that meets association standards. Kennels require approval by the ARC and also must be screened from view.

FLAGS & FLAGPOLES

1. No more than two flagpoles, each with a maximum length of 8 foot, may be attached to a house, and no more than one flag per pole may be flown at any time. Flags flown from poles attached to the house may not exceed 3x5 feet in size.
2. Flags must be in good condition.
3. No flags or flagpoles are allowed on the side of a house.
4. Flags that are deemed offensive in nature by the board shall not be permitted. "Offensive" includes, but is not limited to the following categories of words, expressions or depictions:
 - a. Profanity or curse words.
 - b. Vulgar or obscene expressions, graphics or depictions.
 - c. Language that uses insulting terms to refer to a race, gender, sexual orientation, nationality, religion, or handicap.
5. Yard-mounted flagpoles are allowed if approved by the ARC.

GARDENS

Vegetable and herbal gardens are allowed only in rear yards and must not be visible from the street.

HEDGES

Hedges must be maintained under 18 inches in height, except that hedges up to 6-foot in height are allowed if they follow the same association rules for the placement of privacy fencing, i.e. side yard hedges over 18 inches in height are not allowed any closer to the front of a lot than 10 feet behind the corner of the house closest to the street. If a lot backs up to a subdivision retention pond, hedges must be set back 20 feet from the back property line, or not exceed 4 feet in height.

HOLIDAY LIGHTING

Holiday decorations and lighting are allowed for all commonly recognized religious or secular holidays. However, all decorations and lighting must be removed no later than 14 days following the holiday.

WINDOW SECURITY BARS

Security bars are not allowed on any windows visible from the street.

LANDSCAPING/LAWNS

- A. All landscaped areas visible from the street shall be maintained in a live, healthy and growing condition. Any grass, shrubs or trees that may become dead or badly damaged shall be replaced with similar healthy plant materials appropriate to a Central Florida environment. Dead trees in front yards must be replaced with a tree that is approximately the same height as the one being replaced or a minimum of 8 feet, whichever is less.
- B. Lawns shall be maintained at a proper height, based on the species of grass, and shrubbery and hedges shall be maintained in accordance with association rules. Based on a visual inspection, the board of directors or association manager may direct a property owner to mow an overgrown lawn. At the discretion of the board, the association may enter upon property deemed not to have been properly maintained to mow and/or remove weeds, underbrush and refuse at the owner's expense. Such entry shall not be deemed a trespass if the owner has been given at least seven days written notice of such action.
- C. Although the association encourages homeowners to install St. Augustine or Bahia turf grass, any grass that can be grown and well maintained in a Central Florida environment is acceptable.
- D. Landscaped areas shall not be replaced with artificial turf, rock, or other non-porous material. Homeowners converting lawns to Florida-Friendly landscaping shall submit plans to the ARC for approval prior to installation. Florida-Friendly landscaping plans shall incorporate "lawn strips" of live turf grass adjacent to the street and along both sides of the public sidewalk.

General helpful information on landscaping:

In order for landscaping to survive the long hot summers in Florida the associations landscapers suggest that you water your lawn at least 2 days per week for a minimum of one hour. If you need assistance with your lawn, trees, or landscaping in general please contact a local lawn service provider of your choice. In addition, the University of Florida has many helpful suggestions on their website: <https://edis.ifas.ufl.edu/ep442>.

- E. The placement of non-living decorative objects in front or side yards, including but not limited to bird baths, semi-permanent seating and yard ornaments, requires approval of the ARC. The board may require the removal of decorative objects not approved by the ARC, and homeowners who violate this provision are subject to being fined.
- F. Landscaped areas shall not be replaced with artificial turf, rock, or other non-porous material. Homeowners converting lawns to Florida-Friendly landscaping shall submit plans to the ARC for approval prior to installation. Florida-Friendly landscaping plans shall incorporate "lawn strips" of live turf grass adjacent to the street and along both sides of the public sidewalk.
- G. Outside lighting must be approved by the ARC prior to installation to ensure it does not create a nuisance for neighboring properties.

MAILBOXES

Mailboxes are to be consistent throughout the development. New or replacement mailboxes must be approved by the ARC.

EXTERIOR APPEARANCE

- A. Property owners are required to maintain the eternal appearance of their homes. At the discretion of the ARC, property owners may be required to correct staining, mildewing, damaged or missing shingles, or faded, peeling or chipping exterior paint.
- B. Projects affecting the exterior appearance of a home must be completed within 14 days after they have begun unless the ARC approves an extension.
- C. Roofs must be uniform in color. If replacement shingles do not match the older shingles, the entire area of the roof visible from the street or from adjacent properties must be replaced.
- D. Hurricane shutters must be approved by the ARC. Homeowners may not install hurricane shutters or other temporary protective window covering until after the Weather Service has issued a hurricane or tornado warning for Volusia County. The shutters or other temporary coverings must be removed within 48 hours after the hurricane or tornado warning has ended.
- E. Interior window coverings visible from the outside shall be maintained in a good state of repair and shall be either vertical or horizontal blinds, curtains, or shades that fit the dimensions of the window and are properly mounted. No drawings, pictures, lettering, flags, or signs may be affixed to windows that are visible from outside the home.
- F. Solar tinting applied to windows or external glass doors shall be non-reflective and must be approved by the ARC.
- G. Garage door windows are not required to be covered. However, if they are, the coverings must be maintained in a good state of repair. Any framing around garage door windows shall be painted the same color as the garage door, unless approved by the ARC.

RECREATIONAL AMMENITIES

The board of directors hereby adopts the following rules and regulations for the park and pool area.

PARK RULES

- 1) The HOA assumes no liability for the use of playground equipment. Use at your own risk.
- 2) Guests must be accompanied by a resident. Residents are responsible for the behavior of their guests and must remain with them while at the park or pool. Homeowners holding events must remove all event garbage when leaving.
- 3) Children under 10 years of age must be accompanied by an adult.
- 4) No glass containers.
- 5) No alcoholic beverages.
- 6) No smoking.
- 7) No cooking.
- 8) Please keep park area clean. Property owners and residents are responsible for any damage they or their guests may cause to the park or HOA facilities.
- 9) Motor vehicles are prohibited in the park and all nature areas, except for contractors employed by the HOA to maintain common areas. Property owners shall not use, nor authorize others to use, the park or nature areas to access their property by motor vehicle.
- 10) Anyone caught Vandalizing or Trespassing will be prosecuted. 11) No parking is allowed in the park or on any common area.

POOL RULES

- 1) Pool is for the use of residents and authorized guests only

- 2) Guests must be accompanied by a resident. Residents are responsible for the behavior of their guests and must remain with them while at the park or pool. Homeowners holding events must remove all event garbage when leaving.
- 3) Persons under 18 must be accompanied by an adult.
- 4) Pool use requires proper bathing attire.
- 5) No glass containers.
- 6) No alcoholic beverages.
- 7) No smoking.
- 8) No cooking.
- 9) No pets allowed in pool area.
- 10) Property owners and residents are responsible for any damage they or their guests may cause to the pool or pool facilities.
- 11) Anyone caught Vandalizing or Trespassing will be prosecuted.
- 12) Property owners who are in arrears with their HOA dues, and their tenants or guests, are not permitted to use the pool and will not be given a pool key.
- 13) Maximum number allowed in the pool is 33.

SIGNS

Signs are not allowed in common areas, including the front entrance to the subdivision at the intersection of Grantham Way and Spring Garden, except for signs placed by the developer or HOA to announce meetings of the board or other HOA-sponsored activities. No signs shall be allowed in front or side yards, except:

1. Political signs no more than 4.5 sq. ft. in size. Political signs must be removed within three days following an election.
2. Real estate signs no more than 4.5 sq. ft. in size advertising the property for sale or rent.
3. A sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home.
4. Yard sale signs no more than 4.5 sq. ft. in size. Residents also may place ONE yard sale sign, that would include their name and address on the HOA common area at the intersection of Grantham and Aldridge or on the right or left side of the entrance. NO SIGNS ARE ALLOWED IN THE CENTER ISLAND AT THE FRONT ENTRANCE TO OUR COMMUNITY ON GRANTHAM WAY. Yard sale signs are not allowed more than one day before the sale and must be removed as soon as the sale ends.

WATER CONDITIONERS

Water conditioners are permitted and do not require ARC approval, provided that they are located in side or rear yards and are fully screen from view by shrubbery or fencing that meets Association standards.

WOOD PILES

Wood piles are restricted to rear yards and must be screened from view.

NOISE ORDINANCE

A Noise Ordinance has been established and added to our Supplemental Rules and Regulations. A Noise Ordinance presently exists with the City of DeLand "Noise Ordinance Chapter 20" and in the Florida Constitution "Article II, Section 7". This noise ordinance/regulation recognizes the rights of Glenwood Springs residents be protected, at all times (24/7), from excessive noise pollution. Specifically, it protects the rights of residents from the invasion of amplified music/noise when it invariably crosses from one property line to another, and interferes with the right to peaceful enjoyment/"quiet enjoyment", which is recognized by law. This ordinance preserves each resident's reasonable expectation of peacefulness, as it contributes to quality of life. The ordinance and regulation stipulate that acceptable decibel levels decrease dramatically between the hours of 10 pm to 8 am.